070.0	0003	0001.E	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,808,700 / 2,808,700
					USE VALUE:	2,808,700 / 2,808,700
					ASSESSED:	2,808,700 / 2,808,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
331		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWEN RODERIC/BARBARA
Owner 2:	TRS/331 MYSTIC ST TRUST
Owner 3:	
Street 1:	331 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOWEN RODERIC/ETAL -
Owner 2:	BOWEN-BASKEN BARBARA M -
Street 1:	331 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 41,580 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 3986 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	41580.000	825,700	18,300	1,964,700	2,808,700
Total Card	0.955	825,700	18,300	1,964,700	2,808,700
Total Parcel	0.955	825,700	18,300	1,964,700	2,808,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 704.64 | /Parcel: 704.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44856

GIS Ref

GIS Ref

Insp Date 06/13/17

!6003!

PREVIOUS ASSESSMENT

Parcel ID 070.0-0003-0001.E

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	825,700	18300	41,580.	1,964,700	2,808,700	2,808,700	Year End Roll	12/18/2019
2019	101	FV	605,900	18900	41,580.	1,964,700	2,589,500	2,589,500	Year End Roll	1/3/2019
2018	101	FV	605,900	18900	41,580.	1,684,000	2,308,800	2,308,800	Year End Roll	12/20/2017
2017	101	FV	523,200	18900	41,580.	1,571,700	2,113,800	2,113,800	Year End Roll	1/3/2017
2016	101	FV	523,200	18900	41,580.	1,347,200	1,889,300	1,889,300	Year End	1/4/2016
2015	101	FV	510,900	19200	41,580.	1,206,900	1,737,000	1,737,000	Year End Roll	12/11/2014
2014	101	FV	510,900	19200	41,580.	1,117,000	1,647,100	1,647,100	Year End Roll	12/16/2013
2013	101	FV	510,900	19200	41,580.	1,065,100	1,595,200	1,595,200		12/13/2012

PRINT

Date	Time
12/10/20	20:49:15

LAST REV

Date	Time
06/22/17	17:59:57
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6003

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWEN RODERIC/E	47991-474		8/16/2006	Family	1	No	No		
HOFFMAN SUSAN R	25746-578		10/19/1995		500,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2016	810	Add Bath	120,500					Add Dormer Attic L
2/5/2001	103	Att. Gar	35,000	C				ADD 2 CAR ATT/GAR-
11/1/1994	587		10,000					20X18 ADDITION-WDK

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2017	Measured	DGM	D Mann
6/13/2017	Permit Visit	DGM	D Mann
6/13/2017	Left Notice	DGM	D Mann
6/16/2009	Measured	189	PATRIOT
3/9/2009	Meas/Inspect	163	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	263	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44856
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		41580		Sq. Ft.	Site		0	70.	0.68	4			Med. Tr	-10	View	50			1,964,655						1,964,700	

Total AC/HA:	0.95455	Total SF/SM:	41580	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	1,964,655	Spl Credit		Total:	1,964,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93119979
Const Adj.:	0.99989998
Adj $ / SQ:	116.388
Other Features:	135797
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	925723
Depreciation:	99978
Depreciated Total:	825745

COMMENTS

dock 2 4x14 skylights in uat.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

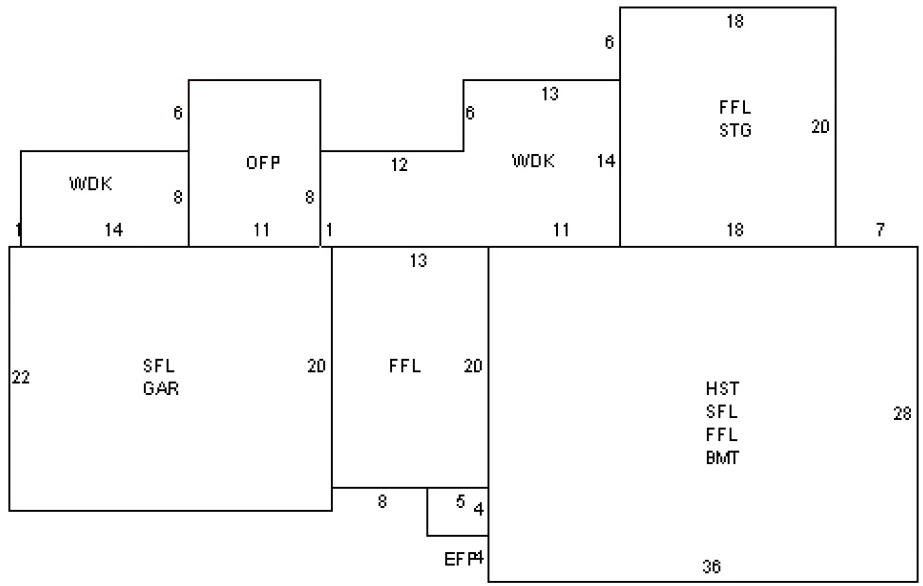
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.93
Special Features:	0	Val/Su Net:	131.90
Final Total:	825700	Val/Su SzAd	221.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,628	116.390	189,480
SFL	Second Floor	1,602	116.390	186,454
BMT	Basement	1,008	40.590	40,915
GAR	Garage	594	19.210	11,409
HST	Half Story	504	116.390	58,660
WDK	Deck	390	8.560	3,340
STG	Storage	360	6.550	2,360
OFP	Open Porch	154	27.210	4,191
	Net Sketched Area:	6,260	Total:	498,261
Size Ad	3734	Gross Are	6764	FinArea 3986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 070.0-0003-0001.E

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	32X24	G	GD	2001	25.10	T	10.8	101			17,200			17,200
19	Patio	D	Y	1	32x16	A	AV	1985	2.98	T	27.2	101			1,100			1,100

More:	N	Total Yard Items:	18,300	Total Special Featues:		Total:	18,300